



**CITY OF DANBURY**  
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**PLANNING & ZONING DEPARTMENT**  
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To: City of Danbury Planning Commission

From: Sharon B. Calitro, AICP, Planning Director

Date: June 9, 2022

Re: Referral from June 2022 City Council Meeting: State Surplus Property at 71 Main Street

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The following item from the City Council was referred to the Planning Commission in accordance with Section 8-24 of the Statutes.

**#9. State Surplus Property at 71 Main Street**

City Council received a request to authorize Mayor Esposito and the Office of the Corporation Council to negotiate and finalize conditions for the purchase of the property at 71 Main Street. This property is located at the corner of Main Street and Park Place and contains the former State Courthouse building. The State of Connecticut Department of Administrative Services has offered the City the opportunity to purchase the property. The building is approximately 14,479 gross square feet in size on .33 acres of land in the CBD Zoning District (Tax Assessor Lot #I15291). The Courthouse was in use by the State for some functions until August 2021 and appears in very good condition.

Built in 1899, the Courthouse is an iconic structure on Main Street, listed on the State Register and included in the National Register Main Street Historic District. It is not however, individually listed on the National Register. Purchase of this historic landmark structure on Main Street can provide space for a variety of uses for the City, from department and other offices to museum storage and exhibit space, to a performance venue. While a definitive use has not yet been determined, City ownership offers opportunities for both the practical use and preservation of an historic building to meet growing City needs as well as a venue and economic driver for the City.

Based on the above, and the important role this historic structure plays in the City's history and urban landscape, Staff has no objection to the issuance of a positive recommendation for acquisition of this site. All terms of sale shall meet the requirements of City Council, and legal documents shall be in form and content acceptable to the Office of the Corporation Counsel.

cc: Les Pinter, Deputy Corporation Counsel  
Antonio Iadarola, P.E., Public Work Director/City Engineer  
Sean Hanley, Superintendent of Public Buildings  
Brigid Guertin, Executive Director, Danbury Museum and Historical Society